

TRITAX PARK OXFORD 90,000 to 500,000 sq ft

DESIGN AND BUILD OPPORTUNITIES READY TO OCCUPY FROM 2026



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Indicative computer-generated image



EPC
A+ RATING



BREEAM rating:
'Excellent'

ACCOMMODATING YOUR FUTURE

THE SITE



ACCOMMODATING YOUR FUTURE

LABOUR

TRAIN TIMES

Tritax Park Oxford is extremely well connected with two train stations, Bicester North and Bicester Village.

Oxford Parkway to Bicester Village	8 mins
Banbury to Bicester North	12 mins
Oxford to Bicester Village	17 mins
London Marylebone to Bicester North	50 mins
Birmingham Moor Street to Bicester North	66 mins

BUSINESS RATES

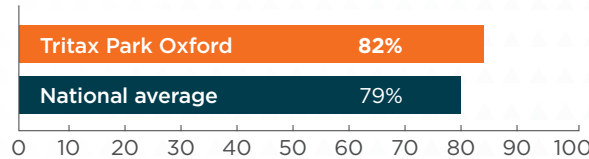
Business rates are less than half in Bicester compared to West London (based on comparison to Symmetry Park Bicester and an average West London new-build logistics unit).

	Payable (psf)
Average West London new build 100,000 sq ft unit	£8.85
Symmetry Park Bicester	£4.24

Based on the 2024/25 UBR of 0.546

ECONOMIC ACTIVITY

82% of the local population are economically active compared with the National Average average of 79%.



LABOUR

Tritax Park Oxford is situated in Oxfordshire, in a catchment area of 229,000 residents. There are 145,600 residents of core working age (i.e. aged 16-64), of which 59% are under the age of 45. Currently, and over the next decade, there will be a natural residential expansion of Bicester with around 13,400 new homes.

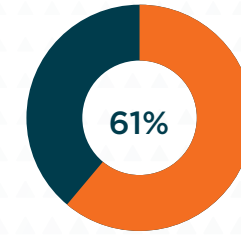
Bicester (+30 minutes) population **229,000**



Future population **262,500**



Source: Ekosgen 2023



61% of local residents travel less than 10km to get to work.

LOCAL AMENITIES



BICESTER IS HOME TO A NUMBER OF PROMINENT OCCUPIERS INCLUDING:





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ACCOMMODATION

UNIT 02

Warehouse	228,000 sq ft	21,181 sq m
Main Office	12,000 sq ft	1,114 sq m
TOTAL	243,245 sq ft	22,598 sq m

Dock Levellers	24
Level Access Doors	2
Jumbo Level Access Doors	2
HGV Spaces	52
Cycle Spaces	135
Car Parking Spaces	188
Haunch Height	15

UNIT 05

Warehouse	158,000 sq ft	14,678 sq m
Main Office	8,350 sq ft	775 sq m
TOTAL	166,595 sq ft	15,477 sq m

Dock Levellers	16
Level Access Doors	2
Jumbo Level Access Doors	2
HGV Spaces	29
Cycle Spaces	150
Car Parking Spaces	128
Haunch Height	15

UNIT 03

Warehouse	250,500 sq ft	23,272 sq m
Main Office	13,200 sq ft	1,226 sq m
TOTAL	266,945 sq ft	24,800 sq m

Dock Levellers	26
Level Access Doors	2
Jumbo Level Access Doors	2
HGV Spaces	53
Cycle Spaces	149
Car Parking Spaces	208
Haunch Height	15

UNIT 06

Warehouse	132,500 sq ft	12,309 sq m
Main Office	7,000 sq ft	650 sq m
TOTAL	139,745 sq ft	12,982 sq m

Dock Levellers	14
Level Access Doors	3
Jumbo Level Access Doors	1
HGV Spaces	31
Cycle Spaces	126
Car Parking Spaces	108
Haunch Height	15

UNIT 08

Warehouse	112,000 sq ft	10,405 sq m
Main Office	5,900 sq ft	548 sq m
TOTAL	118,145 sq ft	10,976 sq m

Dock Levellers	12
Level Access Doors	1
Jumbo Level Access Doors	1
HGV Spaces	27
Cycle Spaces	107
Car Parking Spaces	91
Haunch Height	15

UNIT 04

Warehouse	298,500 sq ft	27,731 sq m
Main Office	15,750 sq ft	1,463 sq m
TOTAL	317,495 sq ft	29,496 sq m

Dock Levellers	30
Level Access Doors	2
Jumbo Level Access Doors	2
HGV Spaces	59
Cycle Spaces	176
Car Parking Spaces	245
Haunch Height	18

UNIT 07

Warehouse	162,000 sq ft	15,050 sq m
Main Office	8,550 sq ft	794 sq m
TOTAL	170,795 sq ft	15,867 sq m

Dock Levellers	17
Level Access Doors	2
Jumbo Level Access Doors	2
HGV Spaces	44
Cycle Spaces	154
Car Parking Spaces	126
Haunch Height	15

UNIT 09

Warehouse	93,000 sq ft	8,640 sq m
Main Office	5,000 sq ft	464 sq m
TOTAL	98,245 sq ft	9,127 sq m

Dock Levellers	10
Level Access Doors	1
Jumbo Level Access Doors	1
HGV Spaces	25
Cycle Spaces	89
Car Parking Spaces	56
Haunch Height	12.5

UNIT 10

Warehouse	220,000 sq ft	20,624 sq m
Main Office	11,700 sq ft	1,087 sq m
TOTAL	236,945 sq ft	22,012 sq m

Dock Levellers	24
Level Access Doors	2
Jumbo Level Access Doors	2
HGV Spaces	29
Cycle Spaces	132
Car Parking Spaces	199
Haunch Height	15


All areas are approximate GIA




Plot could accommodate a unit of 518,000 sq ft, subject to planning



 ROAD	Distance
Bicester	2 miles
Banbury	20 miles
Oxford	17 miles
Aylesbury	18 miles
Milton Keynes	27 miles
M1 (J15a)	30 miles
Reading	40 miles
M40 (J1a)/M25 (J16)	44 miles
Slough	48 miles
London	65 miles
Birmingham	69 miles

 PORT	Distance
Southampton	80 miles
London Gateway	107 miles
Felixstowe	139 miles
Harwich	147 miles
Dover	150 miles
Liverpool	166 miles

 RAIL	Distance
Northampton Gateway	33 miles
DIRFT	49 miles
Hams Hall	66 miles

 AIRPORT	Distance
London Oxford	13 miles
London Luton	45 miles
Coventry	50 miles
London Heathrow	50 miles
Birmingham	58 miles
East Midlands	80 miles

Source: Google Maps, travel times are approximate.

 @tritaxbigbox
tritaxbigbox.co.uk/our-spaces/oxford



SAT NAV: OX25 3PD  forecast.speaks.snug

FURTHER INFORMATION



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